

FOR  
SALE

6 GUISBOROUGH DRIVE, NORTH SHIELDS NE29 8BT  
£125,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL AREA
- RECEPTION ROOM & CONSERVATORY
- KITCHEN
- BATHROOM WC
- FRONT GARDEN
- REAR GARDEN & DRIVEWAY
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE  
ENTRANCE HALLWAY  
RECEPTION ROOM  
12'11 x 11  
KITCHEN  
17'2 x 9'3

CONSERVATORY  
8'8 x 7'11  
LANDING  
BEDROOM ONE  
12'8 x 10'4  
BEDROOM TWO  
10'5 x 8'11

BEDROOM THREE  
9'6 x 6'4  
BATHROOM WC  
6'3 x 5'4  
FRONT GARDEN  
REAR GARDEN

## 6 GUISBOROUGH DRIVE, NORTH SHIELDS NE29 8BT

Situated on Guisborough Close, this three-bedroom semi-detached property presents an excellent opportunity for investors or buyers looking for a project. Located within a well-established residential area of North Shields, the property benefits from local amenities, transport links, and access to nearby schools and coastal attractions.

The accommodation briefly comprises an entrance hallway leading to a reception room, providing a versatile living space. To the rear, there is a conservatory offering additional living or dining space with views over the garden. The kitchen is fitted with a range of units, contrasting worktops, and offers space for appliances.

To the first floor, there are three bedrooms along with a family bathroom fitted with a bath, washbasin, and low-level WC.

Externally, the property features a front garden and a rear garden, as well as driveway parking.

Requiring modernisation throughout, this property is ideal for investors or buyers seeking to add value and create a home tailored to their own tastes.



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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 69      | 78        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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